

RESOLUTION NO. 2001-299

A RESOLUTION OF THE LODI CITY COUNCIL GRANTING THE  
APPEAL OF WINE & ROSES FOR A USE PERMIT ALLOWING  
THE PLACEMENT OF A TEMPORARY OFFICE TRAILER AT  
1037 WOODHAVEN LANE

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WHEREAS, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on Use Permit No.U-01-20. The Use Permit was requested to allow the placement of a temporary office trailer at 1037 Woodhaven Lane; and

WHEREAS, the project proponent is Wine and Roses, 2505 West Turner Road, Lodi, CA; and

WHEREAS, proponent appealed to the City Council the action of the Planning Commission relative to Use Permit No. U-01-20; and

WHEREAS, the property is zoned C-1, Neighborhood Commercial; and

WHEREAS, the property is located at Assessor's Parcel Number 015-230-36.

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED, BY THE City Council of the City of Lodi as follows:

1. The project has been found to be Categorically Exempt under §15311 Class 11 of the California Environmental Quality Act of 1970, as amended, and the Guidelines provided thereunder.
2. It is found that approval of the Use Permit will result in good planning practice.
3. It is further found that the Use Permit will not conflict with easements acquired by the public at large for access through or use of the property.
4. Proponents Appeal is hereby granted, Use Permit U-01-20 is hereby approved, subject to the following conditions:
  - a) That the trailer shall be permitted for a Two (2) year period.
  - b) That all required permits, inspections, and final approvals be obtained for the installation of the office trailer and parking areas.
  - c) That all applicable Federal, State, and local rules and regulations shall be met by this Use Permit.
  - d) Provide 5 feet clearance from the south side of the trailer (B occupancy) to the historic inn (R-1 occupancy). This south wall of the trailer will be improved to become a one-hour firewall. (5/8 sheetrock will be added to the inside and 5/8 sheetrock will be added to the outside).

- e) Provide 9 feet clearance from the west side of the trailer (B occupancy) to the Garden Ballroom (A occupancy). This west wall of the trailer will be improved to become a one-hour firewall (5/8 sheet rock will be added to the inside and 5/8 sheet rock will be added to the outside).
- f) The only opening on these two adjacent walls of the trailer, adjacent to existing structures, will be two (one hour) rated doors.
- g) See attached map for clarification of location and dimensions.
- h) Locate the trailer behind a 6-foot high decorative wall.
- i) Plant larger pepper trees adjacent to the road to better block the view.
- j) Paint the trailer siding to match the ballroom.
- k) Add shutters and flower boxes to the windows creating a cottage look.

Dated: December 19, 2001

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I hereby certify that Resolution No. 2001-299 was passed and adopted by the Lodi City Council in a regular meeting held December 19, 2001 by the following vote:

AYES: COUNCIL MEMBERS - Howard, Land, Nakanishi and Mayor Pennino

NOES: COUNCIL MEMBERS - Hitchcock

ABSENT: COUNCIL MEMBERS - None

ABSTAIN: COUNCIL MEMBERS - None

  
SUSAN J. BLACKSTON  
City Clerk

